



THIS SPACE RESERVED FOR

2019-003733

Klamath County, Oregon

04/08/2019 01:34:01 PM

Fee: \$87.00

After recording return to:

Kiota N. Mitchell and Jessica M. Erickson

PO Box 63

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Kiota N. Mitchell and Jessica M. Erickson

PO Box 63

Klamath Falls, OR 97601

File No. 282567AM

STATUTORY WARRANTY DEED

Thomas Eisenmenger,

Grantor(s), hereby convey and warrant to

Kiota N. Mitchell and Jessica M. Erickson, not as Tenants in Common but with Rights of Survivorship,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The Southerly portion of Lot 19 and the Southerly portion of the Westerly 10 feet of Lot 18, all in Block 5 of TRACT NO. 1003, THIRD ADDITION TO MOYINA, According to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a ½ inch iron pin situated on the North right of way line of Milbert Avenue and being 10.00 feet East of the Southeast corner of said Lot 19; thence West and Northwesterly along the South and Westerly line of said Lot 19 to a ½ inch iron pin, which is South 35 ° 03' 10" East a distance of 92.49 feet from the Northwest corner of said Lot 19; thence North 70 ° 16' 30" East a distance of 114.82 feet; thence South 96.94 feet to the point of beginning.

The true and actual consideration for this conveyance is \$177,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 5th day of April, 2019.

Thomas Eisenmenger
Thomas Eisenmenger

State of Oregon } ss
County of Klamath }

On this 5th day of April, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Thomas Eisenmenger, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

